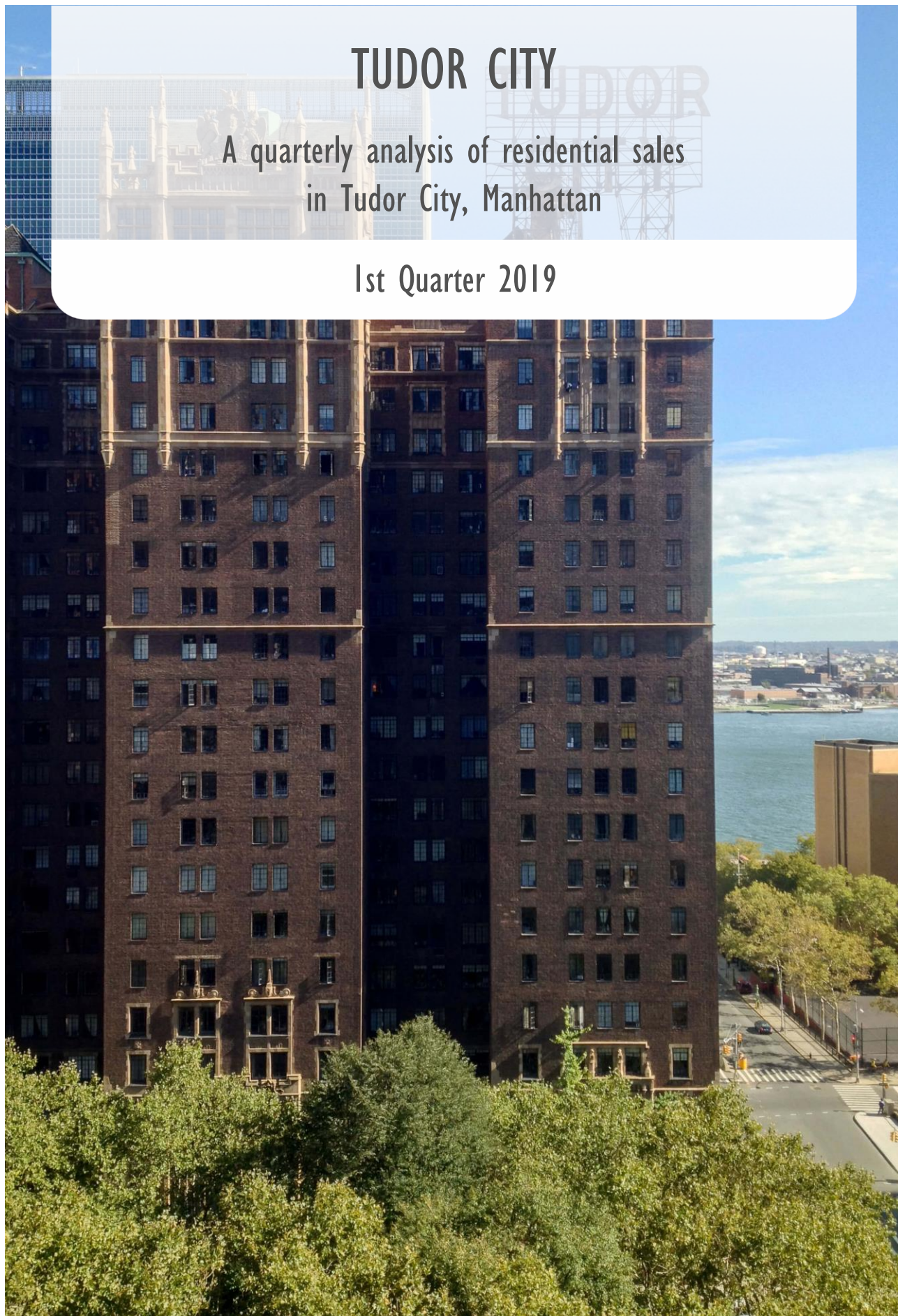


TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

Ist Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Tudor City, Manhattan

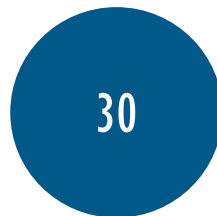
SUMMARY

MEDIAN SALE PRICE



12% YoY

NO. OF TRANSACTIONS



15% YoY

MEDIAN PRICE/SQ.FT.



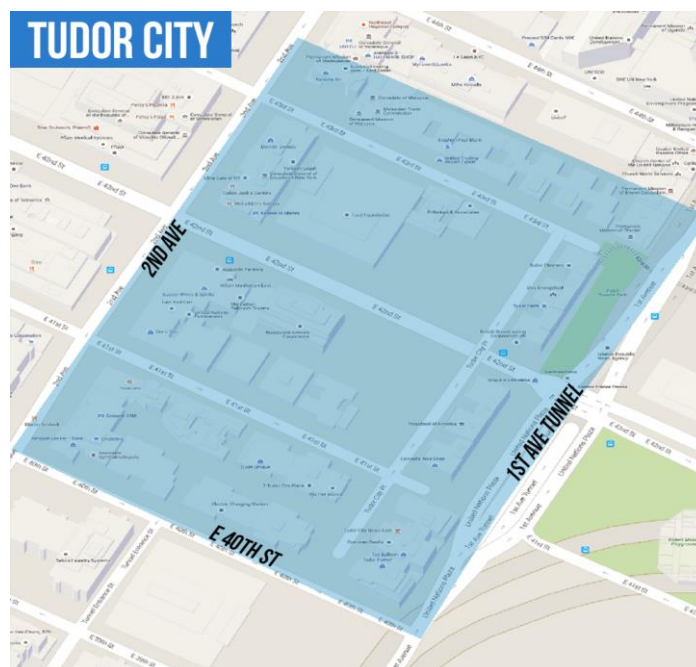
0% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

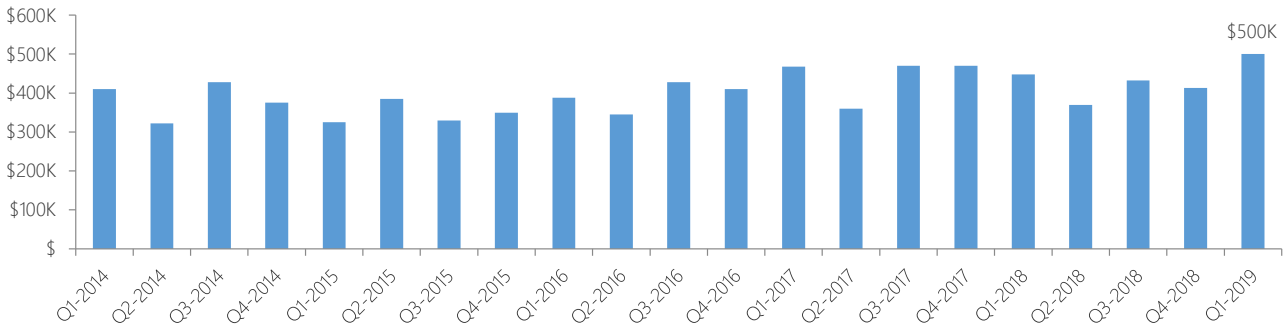


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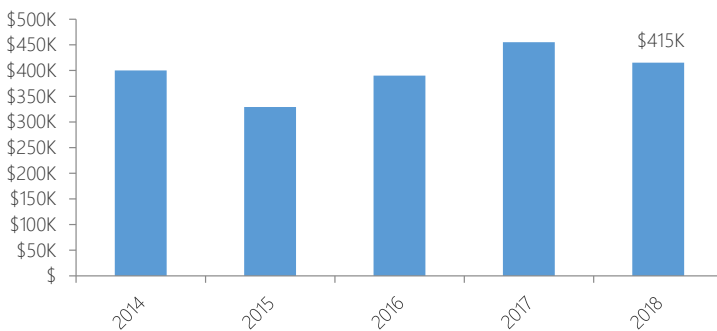
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RESIDENTIAL STATS

Median Sale Price by Quarter

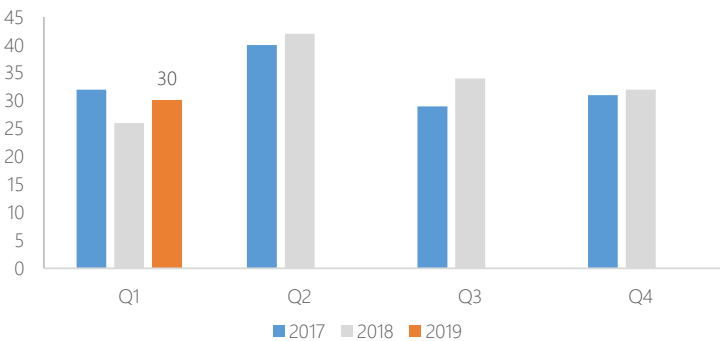


Median Sale Price by Year

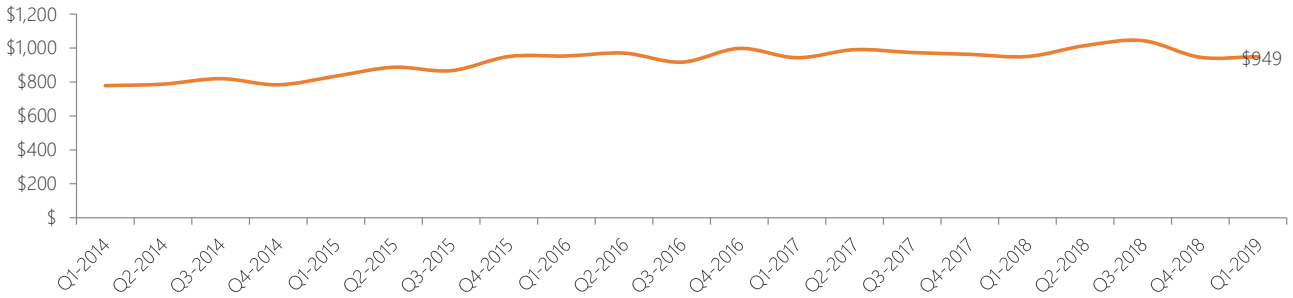


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	35	27	40	32	26	30
Q2	27	35	36	40	42	
Q3	48	46	31	29	34	
Q4	34	32	37	31	32	



Median Sale Price per Square Foot

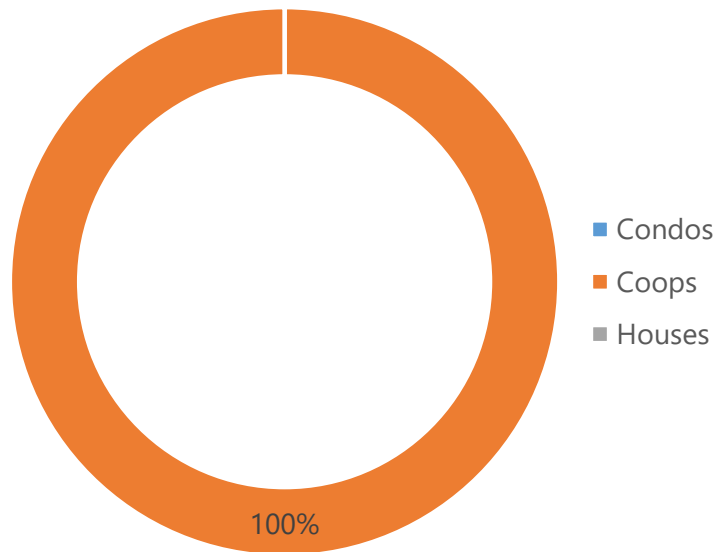


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$500,000	12%	\$949	0%	30
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Tudor City Pl #11GN	1-01333-0018	10-Jan-19	\$1,770,000	Coop	1,700
325 E 41st St #1101	1-01334-0010	25-Jan-19	\$1,650,000	Coop	
305 E 40th St #9S	1-01333-0001	23-Jan-19	\$1,150,000	Coop	
45 Tudor City Pl #8	1-01335-0022	7-Jan-19	\$905,000	Coop	
333 E 41st St #4BC	1-01334-0013	22-Feb-19	\$875,000	Coop	
2 Tudor City Pl #3HN	1-01333-0018	16-Jan-19	\$779,000	Coop	
2 Tudor City Pl #1JS	1-01333-0018	22-Jan-19	\$760,000	Coop	925
2 Tudor City Pl #11KN	1-01333-0018	11-Mar-19	\$740,000	Coop	900
325 E 41st St #602	1-01334-0010	7-Jan-19	\$680,000	Coop	
45 Tudor City Pl #504	1-01335-0022	28-Mar-19	\$661,963	Coop	
2 Tudor City Pl #5LS	1-01333-0018	18-Jan-19	\$625,000	Coop	750
320 E 42nd St #1210	1-01334-0041	5-Mar-19	\$570,000	Coop	400
5 Tudor City Pl #1338	1-01333-0023	17-Jan-19	\$550,000	Coop	521
320 E 42nd St #1301	1-01334-0041	23-Jan-19	\$515,000	Coop	
320 E 42nd St #501	1-01334-0041	5-Feb-19	\$500,000	Coop	
320 E 42nd St #2611	1-01334-0041	19-Feb-19	\$448,000	Coop	380
320 E 42nd St #1808	1-01334-0041	18-Jan-19	\$430,950	Coop	
5 Tudor City Pl #2008	1-01333-0023	29-Mar-19	\$425,980	Coop	
5 Tudor City Pl #421	1-01333-0023	20-Feb-19	\$415,740	Coop	
325 E 41st St #111	1-01334-0010	28-Mar-19	\$415,000	Coop	
305 E 40th St #4U	1-01333-0001	23-Jan-19	\$413,000	Coop	
320 E 42nd St #1211	1-01334-0041	14-Mar-19	\$380,350	Coop	
25 Tudor City Pl #2123	1-01334-0022	28-Mar-19	\$380,000	Coop	
45 Tudor City Pl #1521	1-01335-0022	14-Mar-19	\$355,000	Coop	
320 E 42nd St #507	1-01334-0041	11-Jan-19	\$342,500	Coop	
45 Tudor City Pl #2012	1-01335-0022	27-Feb-19	\$305,000	Coop	
45 Tudor City Pl #1308	1-01335-0022	15-Jan-19	\$300,000	Coop	350
5 Tudor City Pl #1437	1-01333-0023	9-Jan-19	\$290,000	Coop	
325 E 41st St #503	1-01334-0010	26-Feb-19	\$290,000	Coop	



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Eiffel DelRosario

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

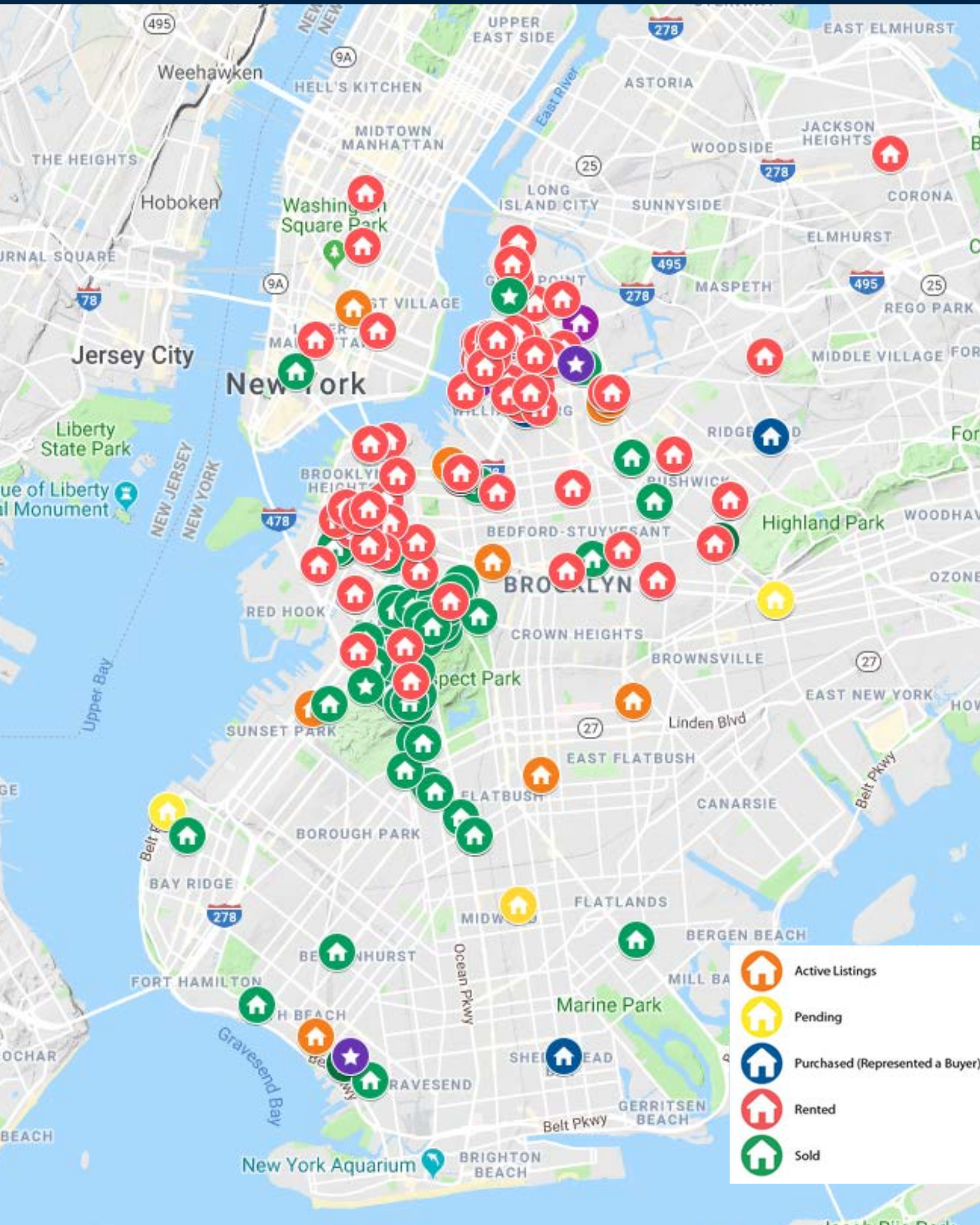
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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